

MEMORANDUM

To: Sean Rabé
From: Katherine Waugh
Subject: Village at Loomis EIR Errata
Date: February 21, 2018

As requested by the Town Attorney, Dudek proposes to review and revise the EIR Errata draft document. Dudek will submit the revised Errata with changes tracked for Town review. Dudek will make final revisions to the Errata based on a single consolidated set of Town comments. Dudek will submit the final Errata in clean formatting. All submittals will be electronic. Dudek does not propose to provide any hard copies.

As directed by the Town Attorney, Dudek does not propose to complete any tasks associated with meeting attendance, telephone or email communications, or any additional documentation or impact analysis. Dudek has not allocated any budget towards these tasks. Therefore, any Dudek participation in meetings, telephone conferences, email correspondence, or additional documentation will require a separate scope of work and budget authorization.

Information needs: To complete this scope of work, Dudek will need to be provided with:

- The proposed Tentative Subdivision Map,
- Direction from the Town regarding whether discussion of consistency with project objective 7 should be addressed in the errata (this objective specifically references including office space within the proposed project),
- The Universal High Density Residential Design Features (referenced in the Population and Housing section of the draft Errata),
- Confirmation that the development footprint is precisely the same as was previously evaluated OR a map showing the locations of any new grading or impervious surfaces (for example, the pedestrian connections at Doc Barnes/Gates and the access to the Raley's center, the shortening of alleys that were originally proposed at lengths greater than 160 feet, the new off-street parking in PD Areas 1 and 2),

- Confirmation that roadway sections, size and location of detention basins, and proposed easements remain the same as described and evaluated in the EIR,
- Confirmation that the parcourse trail is still included in the revised project and that the active park sites would remain at the same sizes as evaluated under the Modified Transportation Alternative

Proposed Scope of EIR Errata revisions

Introduction/Project Description: Dudek will make minor revisions to the first paragraph in this section and prepare a figure showing the revised proposed Tentative Subdivision Map. Dudek assumes no revisions to Table 1 are necessary. Dudek will review the Final EIR Project Description section and document any changes to project elements that are not reflected in Table 1.

Land Use: Dudek will make text revisions throughout this section to briefly address each of the mitigation measures referenced under Impact 4.1-1, as well as to improve clarity and ensure consistency with Dudek's editorial standards.

Population and Housing: Dudek will make minor text revisions throughout this section to improve clarity and ensure consistency with Dudek's editorial standards.

Biological Resources: Dudek will make minor text revisions throughout this section to briefly address each mitigation measure included in Final EIR Section 4.3, improve clarity, and ensure consistency with Dudek's editorial standards.

Cultural Resources: Dudek will make minor text revisions throughout this section to improve clarity and ensure consistency with Dudek's editorial standards.

Visual Resources: Dudek will make minor text revisions throughout this section to improve clarity and ensure consistency with Dudek's editorial standards.

Transportation and Circulation: Dudek will make text revisions throughout this section to document the changes in trip generation associated with the Revised Project as compared to the Modified Transportation Alternative (relying upon the trip generation information provided by KDA), briefly address each mitigation measure included in Final EIR Section 4.6, improve clarity, and ensure consistency with Dudek's editorial standards.

Noise: Dudek will make minor text revisions throughout this section to state that all of the mitigation measures included in Final EIR Section 4.7 will be applicable to the Revised Project, improve clarity, and ensure consistency with Dudek’s editorial standards.

Air Quality: Dudek will make minor text revisions throughout this section to state that all of the mitigation measures included in Final EIR Section 4.8 will be applicable to the Revised Project, improve clarity, and ensure consistency with Dudek’s editorial standards.

Greenhouse Gas Emissions: Dudek will make minor text revisions throughout this section to state that the mitigation measure included in Final EIR Section 4.9 will be applicable to the Revised Project, improve clarity, and ensure consistency with Dudek’s editorial standards.

Geology, Soils, Seismicity and Paleontology: Dudek will make minor text revisions throughout this section to state that both of the mitigation measures included in Final EIR Section 4.10 will be applicable to the Revised Project, improve clarity, and ensure consistency with Dudek’s editorial standards.

Hydrology and Water Quality: Dudek will make minor text revisions throughout this section to document whether the Revised Project would increase or reduce development encroachment into the 100-year floodplain, state that both of the mitigation measures included in Final EIR Section 4.11 will be applicable to the Revised Project, improve clarity, and ensure consistency with Dudek’s editorial standards.

Public Services and Utilities: Dudek will make minor text revisions throughout this section to document that demands for service would be slightly reduced compared to the Modified Transportation Alternative due to the reduced population that would be supported onsite and the elimination of the proposed office land use. Dudek will also revise the section to state that both of the mitigation measures included in Final EIR Section 4.12 will be applicable to the Revised Project, improve clarity, and ensure consistency with Dudek’s editorial standards.

Hazards and Hazardous Materials: Dudek will make minor text revisions throughout this section to state that all of the mitigation measures included in Final EIR Section 4.13 will be applicable to the Revised Project, improve clarity, and ensure consistency with Dudek’s editorial standards.

Energy Consumption: Dudek will make minor text revisions throughout this section to improve clarity and ensure consistency with Dudek's editorial standards.

Findings Pursuant to CEQA Guidelines Section 15088.5: Dudek will make minor text revisions throughout this section to improve clarity and ensure consistency with Dudek's editorial standards.

Conclusion: No revisions to this section are proposed.

Schedule:

Dudek will begin after a written contract amendment has been executed.

Dudek requires a minimum of 5 business days notice to schedule this work and will require 5 business days to complete the revised EIR Errata (initial submittal). Dudek will require 3 business days notice of the date when Town comments will be received and 3 business days after receipt of comments to complete the final EIR Errata. If the Town comments are not received as scheduled, Dudek may require additional time to complete the final EIR Errata.

Dudek must receive of all necessary background information (as noted in the Information Needs section above) at least 9 business days prior to the due date for the revised draft EIR Errata. The background information must have been reviewed and deemed complete and final by Town staff prior to Dudek beginning work on the revised draft EIR Errata. Any changes to the background information once Dudek has commenced work may require revisions to the scope of work and additional budget authorization. Dudek will not complete any work without written authorization.

Budget:

Dudek proposes to complete this scope of work for a cost not to exceed \$6,750. Dudek will bill the Town only for the time actually expended on completing the EIR Errata revisions.